

13459
Shelby

20051027000560690 1/2 \$18.50
Shelby Cnty Judge of Probate, AL
10/27/2005 03:16:49PM FILED/CERT

Shelby County, AL 10/27/2005
State of Alabama

Deed Tax: \$4.50

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

JADA J. KNIGHT
930 SAVANNAH LANE
CALERA, AL 35040

STATE OF ALABAMA)
COUNTY OF SHELBY)

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

Know All Men by These Presents: That in consideration of ONE HUNDRED FORTY THREE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$143,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, VICKKI D. SHIRLEY, AN UNMARRIED WOMAN (herein referred to as GRANTORS) do grant, bargain, sell and convey unto JADA J. KNIGHT AND RICHARD KNIGHT, HUSBAND AND WIFE, (herein referred to as GRANTEES, as joint tenants, with right of survivorship, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 101, ACCORDING TO THE SURVEY OF SAVANNAH POINTE, SECTOR II, PHASE IV, AS RECORDED IN MAP BOOK 29, PAGE 45, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

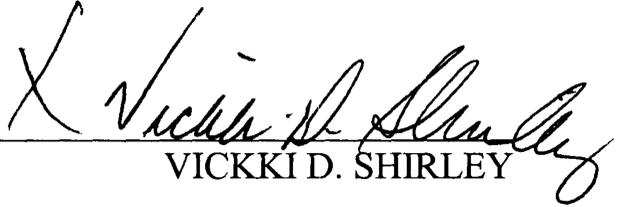
1. TAXES FOR THE YEAR 2005, A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 2006.
2. EASEMENT(S), BUILDING LINE(S) AS SHOWN ON RECORDED MAP.
3. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.
4. RIGHT-OF-WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN VOLUME 171, PAGE 279.
5. RESTRICTIONS AND COVENANTS APPEARING OF RECORD IN INSTRUMENT NO. 1999-25577 AND INSTRUMENT NO. 2004-11832.

\$139,583.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, VICKKI D. SHIRLEY, AN UNMARRIED WOMAN, have hereunto set his, her or their signature(s) and seal(s), this the 24th day of October, 2005.

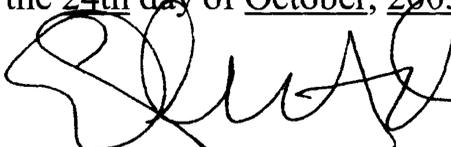

VICKKI D. SHIRLEY

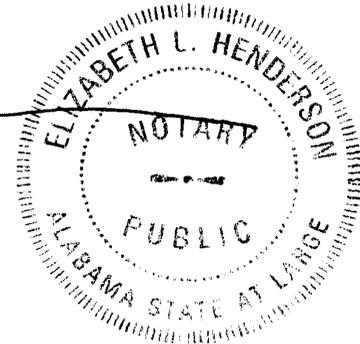
STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that VICKKI D. SHIRLEY, AN UNMARRIED WOMAN, whose name(s) is (are) signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 24th day of October, 2005.


Notary Public



My commission expires: 9-27-09